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MEMORANDUM

Date: 16 February 2021
To: Mills Town Council
From: Scott Radden, Town Planner
Subject: 23 February 2021 – Mills Council Meeting

ZC 1-2021 (Public Hearing): A Petition for zone change for Tract D, Buffalo Addn., from Developing Business (D-B), Tracts A-C, Buffalo Addition from Established Residential (E-R), and Lot 4, Sage Addition from Established Industrial (E-I) all to Mixed-Size Residential (MSR) (Owner/Applicant: Buffalo Development, LLC & Town of Mills/ Buffalo Development, LLC).

Background:

Buffalo Development, LLC has petitioned a rezone Tract D, Buffalo Addn., from Developing Business (D-B), Tracts A-C, Buffalo Addition from Established Residential (E-R), and Lot 4, Sage Addition from Established Industrial (E-I) all to Mixed-Size Residential (MSR). The intent of the rezone is to accommodate the Buffalo Meadows Addition, an 87 Lot subdivision. The Addition will include single family and twin-home properties.

General:

As required by the Mills Zoning Ordinance and State Statutes, notification of the zone change was published in the Casper Star Tribune a minimum of 15 days in advance of the public hearing. The ad appeared in the 17 January 2021 edition of the Casper Star Tribune.

The Owner obtained 20 signatures of approval or public property owners within 140 feet of the proposed rezone property 4 properties were against; 3 were returned as undeliverable and the rest provided no comment back, as of writing this report.

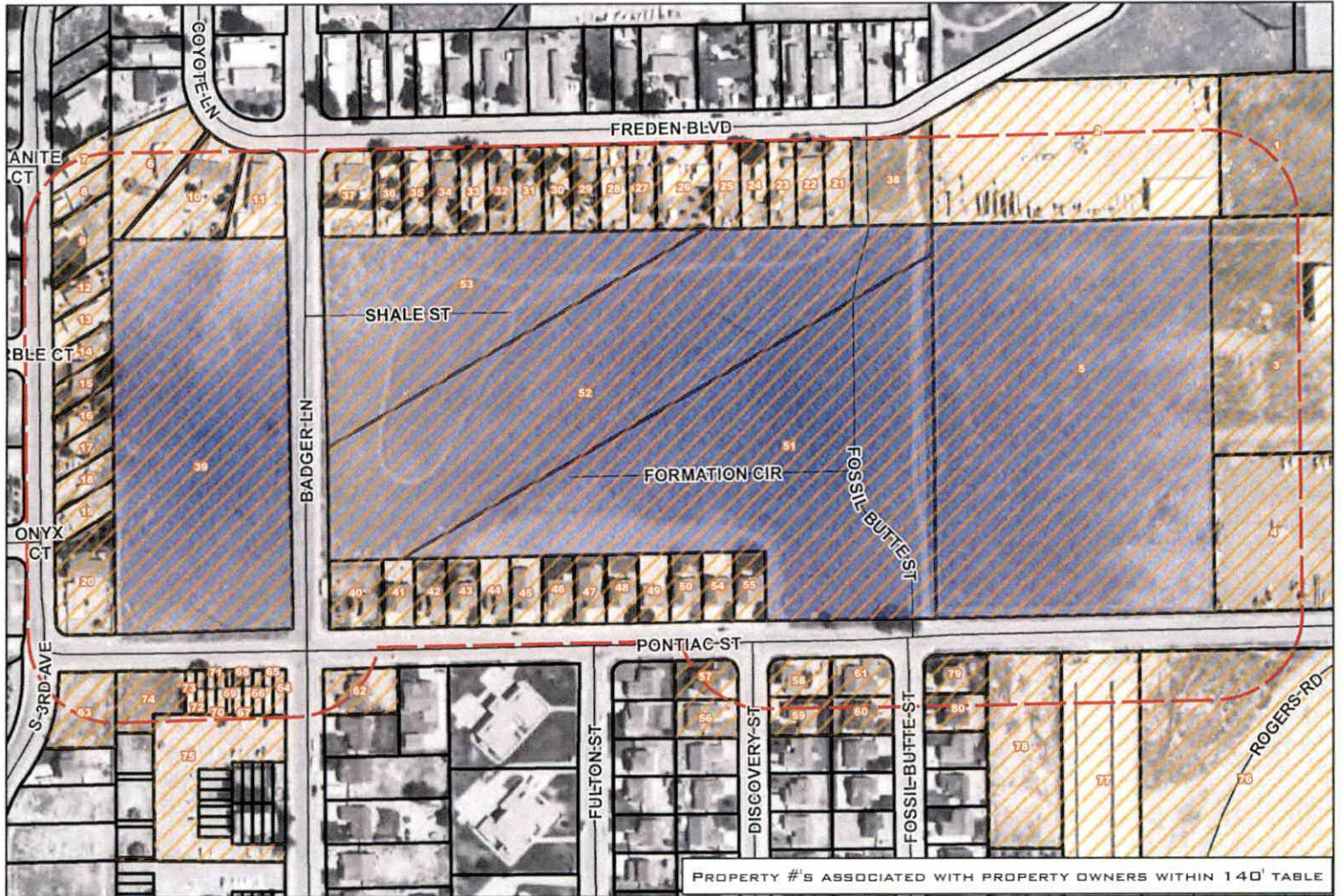
Staff members were notified about the petition to rezone on 21 March 2021. Staff had no issues with the zone change.

- 1) The property is surrounded by Developing Residential (D-R) and Planned Unit Development (PUD) Zoning Districts to the west and south, Established Residential (E-R) Zoning Districts to the north, and E-I zoning to the east.
- 2) The rezone of the property follows the procedures of the Town of Mills Zoning Ordinance and Wyoming State Statues.

- 3) The proposed zone change will not impact the existing land use at or around the adjacent area.
- 4) The proposed zoning complies with the future proposed land use approved in the 2017 Comprehensive Plan.
- 5) Mills Official Zoning Map shall be modified to reflect the zone change if approved.

Staff recommends the P&Z Board forward a motion to the Town Council for ZC 1-2021: A Petition for zone change Petition for zone change for Tract D, Buffalo Addn., from Developing Business (D-B), Tracts A-C, Buffalo Addition from Established Residential (E-R), and Lot 4, Sage Addition from Established Industrial (E-I) all to Mixed-Size Residential (MSR).

At the 11 February 2021 (Special) Planning & Zoning Board Meeting, the Board forwarded a "Do Pass" recommendation to the Town Council for ZC 1-2021.



140' RADIUS - REZONE **MILLS, WYOMING**

BOUNDARY: TOWN OF MILLS - 800-800-1111, AERIAL (HABERY) 3019 (SMA)
 DATE: 2021-11-19 BY: WLC
 TOWN OF MILLS - 800-800-1111, AERIAL (HABERY) 3019 (SMA)
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- 140' RADIUS
- OWNERS WITHIN 140'
- PROPOSED REZONE PROPERTIES
- PARCEL

